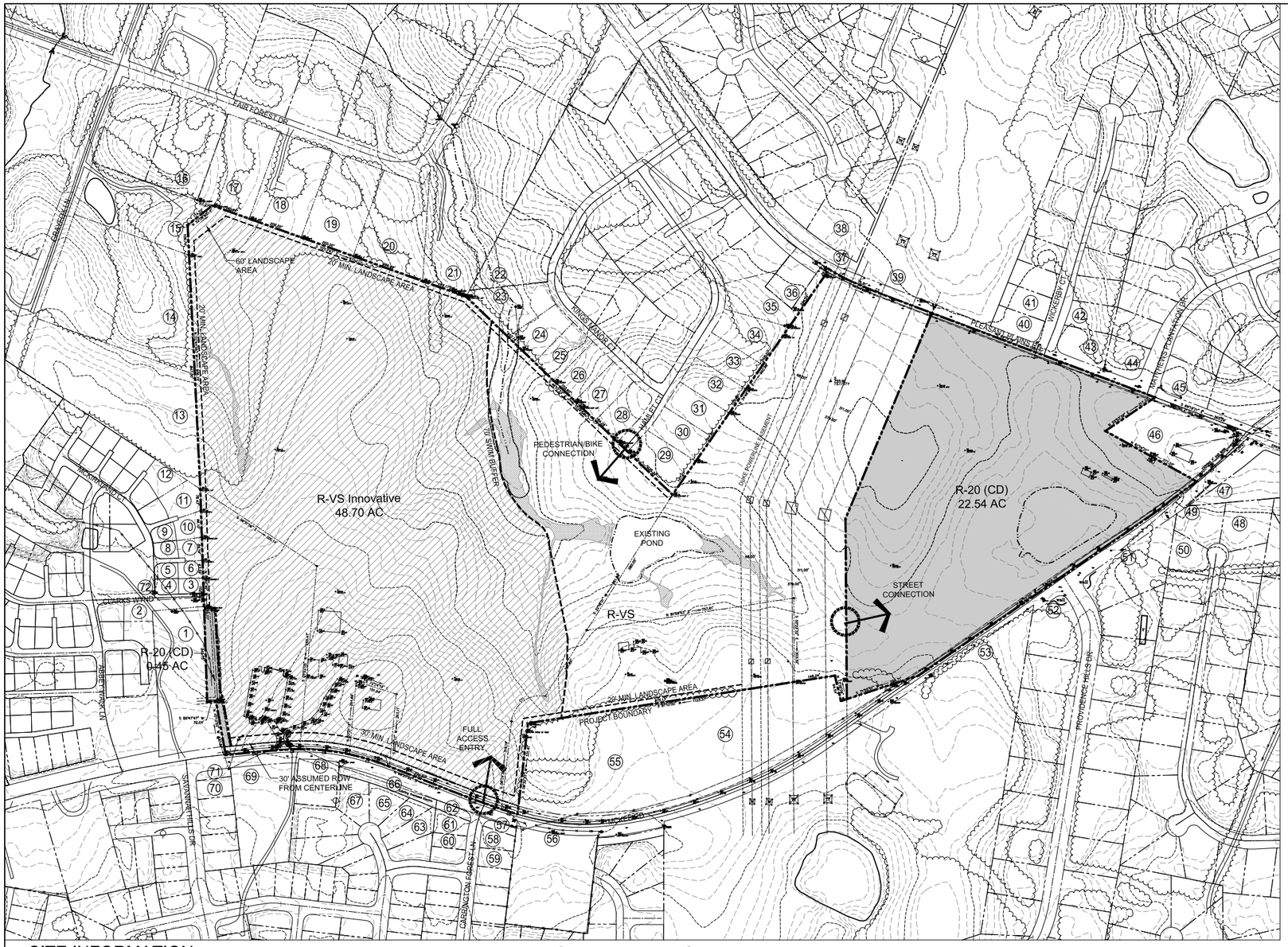
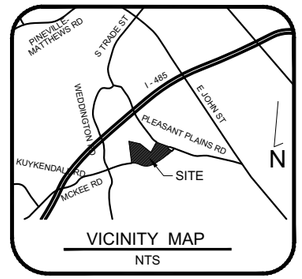
CURRENT 2013-597
06-28-2013





PARCEL INFORMATION

1. R-20 PARCEL ID#: 22756203 OWNER NAME: TIMOTHY EZZELLE & CAROLYN FINCHER 2030 MCKEE RD MATTHEWS, NC 28105
2. R-VS PARCEL ID#: 22756272 OWNER NAME: JOYLENE LAPLACA 2506 CLARKS WYND MATTHEWS, NC 28105
3. R-VS PARCEL ID#: 22756278 OWNER NAME: ALPHIDE J & JEROME GBEDUMU 2519 CLARKS WYND MATTHEWS, NC 28105
4. R-VS PARCEL ID#: 22756277 OWNER NAME: BARBARA JOYCE HOOD 2515 CLARKS WYND MATTHEWS, NC 28105
5. R-VS PARCEL ID#: 22756275 OWNER NAME: THE PLYLER FAMILY TRUST 1908 MCKIRKLAND CT MATTHEWS, NC 28105
6. R-VS PARCEL ID#: 22756276 OWNER NAME: JOSEPH & SARA ANN ANGELON 1912 MCKIRKLAND CT MATTHEWS, NC 28105
7. R-VS PARCEL ID#: 22756279 OWNER NAME: ST. ANDREWS NC CONDOS, LLC 6130 HARRIS TECHNOLOGY DR CHARLOTTE, NC 28269-7512
8. R-VS PARCEL ID#: 22756280 OWNER NAME: KEVIN S HOUSER 1922 MCKIRKLAND CT MATTHEWS, NC 28105
9. R-VS PARCEL ID#: 22756281 OWNER NAME: DANIEL & SHARON TOOLE 1926 MCKIRKLAND CT MATTHEWS, NC
10. R-VS PARCEL ID#: 22756282 OWNER NAME: KENNETH R & BEVERLY A COCHRUM 1930 MCKIRKLAND CT MATTHEWS, NC 28105
11. R-VS PARCEL ID#: 22717236 OWNER NAME: ST. ANDRES NC CONDOS, LLC 6130 HARRIS TECHNOLOGY DR CHARLOTTE, NC 28269-7512
12. R-VS PARCEL ID#: 2217239 OWNER NAME: WILLIAM P & KATHLEEN A TAYLOR 1948 MCKIRKLAND CT MATTHEWS, NC 28105
13. R-20 PARCEL ID#: 22717213 OWNER NAME: ERIC B & KIM H MOORE 2829 GRAYFOX LANE MATTHEWS, NC 28105
14. R-20 PARCEL ID#: 22717212 OWNER NAME: CHARLES D MOORE SR 2801 GRAYFOX LANE MATTHEWS, NC 28105
15. R-20 PARCEL ID#: 22717210 OWNER NAME: ROBERT C & JEAN H MARSHALL 2717 GRAYFOX LANE MATTHEWS, NC 28105
16. R-20 PARCEL ID#: 22717208 OWNER NAME: LOUIS EDWARD ABERNATHY & MARY BOYD 2017 FAIR FOREST DR MATTHEWS, NC 28105
17. R-20 PARCEL ID#: 22717207 OWNER NAME: THOMAS H SR MOORE & ANN S THOMAS 2001 FAIR FOREST DRIVE MATTHEWS, NC 28105
18. R-20 PARCEL ID#: 22717206 OWNER NAME: ARTHUR B FOWLER III & SANDRA C FOWLER 1929 FAIR FOREST DRIVE MATTHEWS, NC 28105
19. R-20 PARCEL ID#: 22717214 OWNER NAME: TAE WONG LEE & JUNG SOON 1917 FAIR FOREST DRIVE MATTHEWS, NC 28105
20. R-20 PARCEL ID#: 22717205 OWNER NAME: THOMAS E. & MARGARET A A HOUGH 1901 FAIR FOREST DRIVE MATTHEWS, NC 28105
21. R-20 PARCEL ID#: 22717204 OWNER NAME: MARK DONALD BELK PO BOX 296 MATTHEWS, NC 28106-0296
22. R-20 PARCEL ID#: 22760131 OWNER NAME: LYNN E BROWN & ALAN M LACARA 1826 KINGS MANOR CT MATTHEWS, NC 28105
23. R-20 PARCEL ID#: 22760130 OWNER NAME: PLEASANT RIDGE, LLC 18636 STARCREEK DRIVE STE G CORNELIUS, NC 28031
24. R-20 PARCEL ID#: 22760129 OWNER NAME: PLEASANT RIDGE, LLC 18636 STARCREEK DRIVE STE G CORNELIUS, NC 28031
25. R-20 PARCEL ID#: 22760128 OWNER NAME: PLEASANT RIDGE, LLC 18636 STARCREEK DRIVE STE G CORNELIUS, NC 28031
26. R-20 PARCEL ID#: 22760127 OWNER NAME: ADAM & LORI SEMEL 1916 KINGS MANOR CT MATTHEWS, NC 28105
27. R-20 PARCEL ID#: 22760126 OWNER NAME: STEVEN MICHAEL & LINDSEY JACO JUSTICE 1924 KINGS MANOR CT MATTHEWS, NC 28105
28. R-20 PARCEL ID#: 22760125 OWNER NAME: DARYL MARK & SANDRA TUTTON 1932 KINGS MANOR CT MATTHEWS, NC 28105
29. R-20 PARCEL ID#: 22760124 OWNER NAME: THOMAS A & ANGELA H FERGUSON 2611 HAMLET CT MATTHEWS, NC 28105
30. R-20 PARCEL ID#: 22760123 OWNER NAME: STEVEN LEE & CLAIRE BANCROFT 2605 HAMLET CT MATTHEWS, NC 28105
31. R-20 PARCEL ID#: 22760122 OWNER NAME: BRADLEY & ALINA B JUOPPERI 2539 HAMLET CT MATTHEWS, NC 28105
32. R-20 PARCEL ID#: 22760121 OWNER NAME: JACK M & JENNIFER L FORREST 2531 HAMLET CT MATTHEWS, NC 28105
33. R-20 PARCEL ID#: 22760120 OWNER NAME: KEVIN GERALD & LINDA ANN MOLINARI 2523 HAMLET CT, MATTHEWS, NC 28105
34. R-20 PARCEL ID#: 22760119 OWNER NAME: SHASHWAT NISCHAL & VANDANA SONI 2515 HAMLET CT MATTHEWS, NC 28105
35. R-20 PARCEL ID#: 22760118 OWNER NAME: LENNAR CALINAS, LLC 14120 BALLANTYNE CORP, PL STE 400 CHARLOTTE, NC 28277
36. R-20 PARCEL ID#: 22760104 OWNER NAME: ELLEN BREWER & DAREN L MOORE 13800 OLDHAM PL CHARLOTTE, NC 28227
37. R-20 PARCEL ID#: 22739299 OWNER NAME: BRIGHTMOOR HOA, INC PO BOX 11906 CHARLOTTE, NC 28220
38. R-20 PARCEL ID#: 22739211 OWNER NAME: MICHAEL A & DANIELLE A RUDISILL 2822 CARRIAGE CROSSING DR MATTHEWS, NC 28105
39. R-20 PARCEL ID#: 22752198 OWNER NAME: DUKE POWER CO 422 S CHURCH ST CHARLOTTE, NC 28242-0001
40. R-15 PARCEL ID#: 22752156 OWNER NAME: WILLIAM J & HELEN R MUNZ 1554 WICKERBY CT MATTHEWS, NC 28105
41. R-15 PARCEL ID#: 22752157 OWNER NAME: ATEFEH BIGLARI 1548 WICKERBY CT MATTHEWS, NC 28105
42. R-12 PARCEL ID#: 22752174 OWNER NAME: CARRIE E & BAMEY R PARKAY 1547 WICKERBY CT MATTHEWS, NC 28105
43. R-15 PARCEL ID#: 22752175 OWNER NAME: CONRAD J & YVONNE CHMIELOWIEC 1553 WICKERBY CT MATTHEWS, NC 28105
44. R-12 PARCEL ID#: 22752101 OWNER NAME: MARK BARRETT MORTON 517 ORANGE AVE NEW PORT BEACH, CA 92663
45. R-12 PARCEL ID#: 22752251 OWNER NAME: GLENN & NANCY MILLER 1519 MATTHEWS PLANTATION DR MATTHEWS, NC 28105
46. R-20 PARCEL ID#: 22760106 OWNER NAME: LAND HOLDING, LLC PO BOX 25999 ATTN: HEMA RODRIGUEZ #943000108 SHAWNEE MISSION, KS 66225
47. R-3 PARCEL ID#: 23121561 OWNER NAME: PATRICIA G WILLIS & KENNETH W ZOELLER 3016 PLEASANT PLAINS RD MATTHEWS, NC 28105
48. R-3 PARCEL ID#: 23121523 OWNER NAME: DOUGLAS R & BLYTHE E GUNSON 4003 WALLBROOK DR MATTHEWS, NC 28105
49. R-3 PARCEL ID#: 23121522 OWNER NAME: VIVIAN THOMAS HARPER 4004 WALLBROOK DR MATTHEWS, NC 28105
50. R-3 PARCEL ID#: 23121521 OWNER NAME: GREGORY L & CARLA A NORMAN 4012 WALLBROOK DR MATTHEWS, NC 28105
51. R-3 PARCEL ID#: 23121301 OWNER NAME: MICHAEL & LAURA D DONIHEE 3432 CATSKILL DR MATTHEWS, NC
52. R-3 PARCEL ID#: 23121162 OWNER NAME: RICHARD S JR & SALLY M JOHNSON 2239 PROVIDENCE HILLS DR MATTHEWS, NC 28105
53. R-3 PARCEL ID#: 231121168 OWNER NAME: PRANO BROTHERS, LLC 5137 PARVIEW DR CHARLOTTE, NC 28226
54. R-3 PARCEL ID#: 22760107 OWNER NAME: WILLIAM DAVIS & JUNE BOHELER CAUTHEN 3120 YATES ROAD SHELBY, NC 28150
55. R-20 PARCEL ID#: 22760108 OWNER NAME: JAMES CLARKE & MARTHA ROGERS CAUTHEN PO BOX 2254 MATTHEWS, NC 28105
56. R-20 PARCEL ID#: 23121166 OWNER NAME: JAMES CLARKE & MARTHA ROGERS CAUTHEN PO BOX 2254 MATTHEWS, NC 28105
57. R-3 PARCEL ID#: 23121677 OWNER NAME: MATTHEWS GROVE HOA, INC PO BOX 11231 CHARLOTTE, NC 28220
58. R-3 PARCEL ID#: 23121601 OWNER NAME: THOMAS B & AMY R JAMERSON 7638 CARRINGTON FOREST LN MATTHEWS, NC 28105
59. R-3 PARCEL ID#: 231121602 OWNER NAME: OSCAR PEREYRA MOLINA & ELISA DEL AGUILA DE PEREYRA 7632 CARRINGTON FOREST LN MATTHEWS, NC 28105
60. R-3 PARCEL ID#: 23121857 OWNER NAME: PAVLO & VALENTYNA PETRENKO 7635 CARRINGTON FOREST LN MATTHEWS, NC 28105
61. R-3 PARCEL ID#: 23121858 OWNER NAME: ZOYLA ROMO-YANEZ 7641 CARRINGTON FOREST LN MATTHEWS, NC 28105
62. R-3 PARCEL ID#: 23121859 OWNER NAME: MATTHEWS GROVE HOA, INC PO BOX 11231 CHARLOTTE, NC 28220
63. R-3 PARCEL ID#: 23121854 OWNER NAME: PUSHKAR & JYOTSNA SHARADKUMAR PATEL 7436 LAMPLIGHTER CLOSE DR MATTHEWS, NC 28105
64. R-3 PARCEL ID#: 23121853 OWNER NAME: ALEKSANDR & LYNBOV ZUBKO 740 LAMPLIGHTER CLOSE DR MATTHEWS, NC 28105
65. R-3 PARCEL ID#: 23121852 OWNER NAME: VEERAM & SHANTH RAJA 7444 LAMPLIGHTER CLOSE DR MATTHEWS, NC 28105
66. R-3 PARCEL ID#: 23121860 OWNER NAME: MATTHEWS GROVE HOA, INC PO BOX 11231 CHARLOTTE, NC 28220
67. R-3 PARCEL ID#: 23121851 OWNER NAME: GIACOMO LAUDICINA & ROSE RINI 7448 LAMPLIGHTER CLOSE DR CHARLOTTE, NC 28105
68. R-3 PARCEL ID#: 23121861 OWNER NAME: WAYNE COHEN PO BOX 687 INDIAN TRAIL, NC 28079
69. R-3 PARCEL ID#: 231121862 OWNER NAME: WILLIE K FRANKS PO BOX 3314 MATTHEWS, NC 28106
70. R-3 PARCEL ID#: 23121831 OWNER NAME: PETER LADINO & AMBER RENEA EBELSHEISER 1907 SAVANNAH HILLS DR CHARLOTTE, NC 28270
71. R-3 PARCEL ID#: 23121863 OWNER NAME: MATTHEWS GROVE HOA, INC PO BOX 11231 CHARLOTTE, NC 28220
72. R-VS PARCEL ID#: 22756202 OWNER NAME: HOMEOWNERS VILLAGES OF ST ANDREWS TOWNHOMES PO BOX 77072 C/O PINNACLE MGMT GRP CHARLOTTE, NC 28271

SITE INFORMATION

PROPERTY OWNERS: C/O CHUCK BUTTLE
PNC BANK, N.A.
1900 E. 9TH ST. MAIL CODE B8-YB13-22-1
CLEVELAND, OH 44114

TAX PARCELS: 22760105 (a portion of), 22760109, 22760110, 22760111, 22760112,

* Does not include assumed ROW along McKee Road

** NET ACREAGE DEFINITION FOR TREE SAVE CALCULATIONS:
Dedicated rights-of-way, to be dedicated rights-of-way, storm water facilities and easements that do no incorporate trees, utility easements, and existing ponds, lakes, or perennial streams may be subtracted from the total property area before the preservation requirements are calculated. See Sheet RZ-4 for calculations.

*** INNOVATIVE STANDARDS:
5' Side Yard Setback; 20' MIN. Rear Yard Setback; 20' MIN. Front Yard Setback, see Sheet RZ-3 Development Standards, note 4

SITE TABULATION

TOTAL SITE ACREAGE: ±104.27 AC.
- R-VS: ±81,33 AC.
  - INNOVATIVE ACREAGE: ±48.70 AC.*
- R-20 (CD): ±22.99AC.

EXISTING ZONING: R/I
PROPOSED ZONING: R-VS Innovative; R-20 (CD)
NUMBER OF LOTS: 192 Lots
DENSITY: 2.36 du/acre
Minimum Lot Area Required: 4,500 SF
Min. Lot Width: 50'
Min. Setback: 20'
Min. Side Yard: 8'/6'***
Min. Rear Yard: 30'***
Min. Unobstructed Open Space: 25%
Max. Height: 35'
Dedicated Open Space Provided: 26% (±21.30 AC.)
Tree Save Provided (based on Net Acreage**): 43% (±21.64 acres)
Net Acreage**: ±50.42 acres

NOTES:
Wetlands drawn using preliminary wetland information. These will need to be staked and verified by a surveyor.

100 0' 100 200 400

LEGEND:
PROPERTY BOUNDARY
SETBACK / YARDS
BUILDING AREA
INNOVATIVE AREA
WETLAND

LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com

STANDARD PACIFIC
Making You Right At Home

Haviland Park
Rezoning Application
Standard Pacific Matthews, North Carolina
Technical Data Sheet

REVISIONS

DATE: 06.28.13
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE: 1" = 100'
PROJECT #: 1012317

SHEET #: RZ-1

CURRENT 2013-597
06-28-2013

SITE INFORMATION

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C/O CHUCK BUTTLE
PNC BANK, N.A.
1900 E. 9TH ST. MAIL CODE B8-YB13-22-1
CLEVELAND, OH 44114

TAX PARCELS:
22760105 (a portion of), 22760109, 22760110, 22760111, 22760112,

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** NET ACREAGE DEFINITION FOR TREE SAVE CALCULATIONS:
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*** INNOVATIVE STANDARDS:
5' Side Yard Setback; 20' MIN. Rear Yard Setback; 20' MIN. Front Yard Setback, see Sheet RZ-3 Development Standards, note 4

LEGEND:
PROPERTY BOUNDARY
SETBACK / YARDS
BUILDING AREA
INNOVATIVE AREA

50 0' 50 100 200

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Haviland Park
Rezoning Application
Standard Pacific Matthews, North Carolina
Conceptual Site Plan

REVISIONS:

DATE: 06.28.13
DESIGNED BY:
DRAWN BY:
CHECKED BY:
COGO BY:
SCALE: 1"=100'
PROJECT #: 1012317

SHEET #:
RZ-2

CURRENT 2013-597
06-28-2013

DEVELOPMENT STANDARDS
June 27, 2013

1. General Provisions

a. These Development Standards form a part of the Rezoning Plan (the "Rezoning Plan") associated with the Rezoning Petition filed by Standard Pacific Homes (the "Petitioner") related to a 104.27 +/- acre site located near the intersection of Pleasant Plains Road and McKee Road, and more particularly depicted on the Rezoning Plan (the "Property").

b. The Property's current zoning limits the use of the property to a large-scale retirement community accommodating 1100+ units. As depicted on the Rezoning Plan, the Petitioner proposes to rezone a 81.33 +/- acre portion of the Property (the "Site") to the R-VS zoning district in order to accommodate the development of a neighborhood of one-family detached dwellings and related amenities.

c. The portion of the Property lying east of Duke power line easement, consisting of 22.54 acres (the "Remainder Parcel") is not controlled by the Petitioner and is not a part of its development plan. However, the owner of the Remainder Parcel has consented and authorized the Petitioner to propose to rezone the Remainder Parcel to the R-20(CD) zoning district and subject it to the following conditions: (1.) land development activity shall not be permitted on the Remainder Parcel unless another rezoning approval for the Remainder Parcel is granted by the Town of Matthews; and (2.) any future development plans for the Remainder Parcel shall provide vehicular access to the Site that will connect it to McKee Road and Pleasant Plains Road.

d. In order to provide additional separation between the Site and an architecturally significant residence and barn located on adjoining property owned by Timothy and Carolyn Fincher (Tax Parcel 227-562-03), the Petitioner proposes to rezone a .45 +/- acre portion of the Site to the R-20(CD) zoning district as generally depicted on the Technical Data Sheet.

e. The Petitioner proposes to develop an innovative neighborhood that will accommodate a range of lot sizes and price points for single-family homes while also providing a vast open space and pedestrian trail network throughout the Site, as well as a protected landscape area around the perimeter of the Site. In order to accommodate these features, this Rezoning Petition proposes the use of Innovative Development Standards, which are described in the Innovative Development Standards section below, as provided for by Section 153.207 of the Matthews Zoning Ordinance (the "Ordinance"). The Rezoning Plan identifies the specific areas where Innovative Development Standards may be applied.

f. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R-20 zoning district, shall govern any use of the .45 acre portion of the Site, and the regulations of the Residential Varied Style ("R-VS") zoning district (subject to the Innovative Development Standards set out below) shall govern all development taking place on the 81.33 +/- acre portion of the Site.

f. The exact alignments of internal streets are subject to final design and engineering plans. Accordingly, minor modifications or alterations of these alignments may take place during design development and construction phases.

g. The exact locations of lots and open spaces have not been determined. The Petitioner, therefore, reserves the flexibility to make adjustments to the precise lot and open space locations shown on the Rezoning Plan during the design development and construction phases. However, the placements of lots and common areas shall be generally consistent with the locations depicted on the Rezoning Plan and satisfy all other Ordinance standards.

2. Permitted Uses

a. The Site may be devoted to a residential community of one-family detached dwellings and to any accessory uses that are clearly incidental and related thereto, including the following uses:

(1) Subdivision sales office;

(2) Accessory uses permitted in single-family districts, including but not limited to a swimming pool and clubhouse.

3. Maximum Density

a. A maximum of 192 one-family detached dwelling units and accessory uses may be developed on the Site.

4. Innovative Development Standards

a. Pursuant to Section 153.207 of the Ordinance, this Rezoning Petition seeks the approval and use of Innovative Development Standards in order to create a unique development on the Site. The Rezoning Plan incorporates a variety of lot sizes, protected perimeter landscape areas, pockets of open space within the developed area, innovative street designs, an extensive sidewalk and trail network, amenities that feature the property's natural features, and a vast amount of passive open space. The innovative standards shall be applicable to the 48.70 acre portion of the Site identified as R-VS Innovative on the Technical Data Sheet.

b. In order to accommodate the innovative site design features listed above, the Petitioner requests modifications to the R-VS development standards as set out below and shown on the Rezoning Plan:

(1) Minimum Side yards: 5 feet

(2) Minimum Setback: 20 feet

(3) Minimum Rear yard: 20 feet

(4) Minimum Parking on Corner Lots: Allowed in a sideyard within six feet of the side street

5. Setbacks and Yards

a. Within the area designated on the Technical Data Sheet as "Innovative Area," the setback and yard requirements of the R-VS zoning district may be modified through the use of Innovative Development Standards. All other areas shall satisfy the setback, rear yard and side yard requirements set forth in the R-VS zoning district.

(1) Innovative Area:

Minimum Side yard: 5 feet
Minimum Setback: 20 feet
Minimum Rear yard: 20 feet

(2) Other Area:

Minimum Side yard: 6/8 feet
Minimum Setback: 20 feet
Minimum Rear yard 30 feet

6. Access

a. The number of vehicular access points into the Site shall be limited to the number depicted on the Technical Data Sheet.

b. The Petitioner agrees to construct a pedestrian connection from the Site to Hamlet Court as generally depicted on the Schematic Site Plan.

c. The Petitioner agrees to construct a street connection from the Site to the Remainder Parcel, as generally depicted on the Technical Data Sheet.

d. The Petitioner shall set aside and offer for dedication, an area to accommodate a potential future connection from the Site to Clarks Wind, as generally depicted on the Schematic Site Plan. Petitioner shall not be obligated, now or in the future, to fund or construct any such connection. If, at some time in the future, Clarks Wind becomes a public right-of-way, the Town of Matthews may elect to establish a pedestrian or vehicular connection at this location.

e. The Petitioner shall construct a pedestrian connection linking homes located in the southwestern portion of the Site to the proposed sidewalk along the Site's McKee road frontage, as generally depicted on the Schematic Site Plan.

f. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation ("NCDOT") and/or the Town of Matthews (the "Town").

7. Transportation Improvements

a. Prior to the issuance of the first certificate of occupancy for any new building to be constructed on the Site, the Petitioner shall b the following transportation improvements:

(1) A northbound left turn lane on Pleasant Plains Road with 325 feet of storage and a 150-foot bay taper (tying into the existing southbound left turn taper for Savannah Hills Drive) at the intersection of McKee Road and Pleasant Plains Road;

(2) Re-mark the existing middle lane (currently serving as a two-way left-turn lane) on McKee Road with an eastbound left-turn lane with 200 feet of storage at the Site's access point to McKee Road;

(3) Construct a westbound right-turn lane on McKee Road with 100 feet of storage and a 150-foot bay taper at the Site's access point to McKee Road;

(4) Construct the southbound approach of the Site's McKee Road access point for one ingress and two egress lanes (a combined left-through turn lane with a minimum of 150 feet of stem length and a lane that terminates as a right turn lane);

(5) Construct a westbound right turn lane on McKee Road with 175 feet of storage and a 150-foot bay taper at the intersection of McKee Road and Weddington Road;

(6) Extend the existing southbound left turn lane storage on Weddington Road from 215 feet to 315 feet (pavement re-marking) at the intersection of McKee Road and Weddington Road. With this improvement the northbound left turn lane storage on Weddington Road at the existing shopping center driveway is reduced from 205 feet to 150 feet (with a bay taper of 90 feet separating the two opposing left turn lanes).

8. Streetscape Treatment/Sidewalks

a. Sidewalks, planting strips and street trees shall be installed on both sides of all internal streets throughout the Site, as generally depicted on the Rezoning Plan. On internal streets, all sidewalks shall be at least five feet in width and all planting strips shall be at least five feet in width. In some areas, ten foot wide multi-use trails shall be provided in lieu of sidewalks. Exhibits 4-B, 4-C and 4-D illustrate the variety of streetscape cross-sections that may be implemented internal to the Site. The locations of the internal sidewalks and multi-use trails are subject to such modifications as may be required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Matthews Planning Staff.

b. The streetscape treatments along the Site's frontage on McKee Road shall comply with the requirements of the Ordinance and the Rezoning Plan. The sidewalks to be installed along the Site's frontage on McKee Road shall be at least eight feet in width and may meander. To the extent that the sidewalks installed along the Site's frontage on McKee Road or any portions thereof are not located within public right of way, the Petitioner shall grant an easement to the Town for the use and maintenance of the sidewalks or the relevant portions thereof.

c. The location, design and installation of the sidewalks along the Site's frontages on McKee Road shall be subject to the approval of the NCDOT.

d. On-street parking shall be permitted and will be specifically accommodated on certain street types as illustrated on Exhibit 4-B.

e. All lots shall accommodate off-street parking for at least two vehicles.

9. Passive Open Space/Amenities

a. As depicted on the Schematic Site Plan, 21.30 acres within the Site shall be devoted to Unobstructed Open Space. The Petitioner may install underground utilities and stormwater facilities within the open space areas.

b. As depicted on the Schematic Site Plan, 12.58 acres within the Duke power line right-of-way shall be open space (the "Power Line Open Space"). The Petitioner shall install a multi-use trail system that meets Mecklenburg County Park and Recreation Department standards for greenway trails within the Power Line Open Space. A trail system is depicted on the Schematic Site Plan, but the layout of actual trail system within the Power Line Open Space may vary significantly to suit the topography and other natural features.

c. The Petitioner agrees that within six (6) months after this Rezoning Petition is approved, it will enter into conversations with the Town of Matthews to explore the possibility of conveying or granting an easement to the Town, or other public entity, over the Power Line Open Space, subject to a mutually agreeable arrangement providing for the maintenance and upkeep of this area by the Town, or other public entity, and, in the event of a easement, providing Petitioner with a liability insurance policy protecting it from and against liability arising from any public activities on this portion of the Site.

d. As depicted on the Schematic Site Plan, 2.70 acres located between the Power Line Open Space and those existing lots fronting on Hamlet Court shall be private open space and shall not be offered to a public entity for dedication. Existing trees within this open space area shall remain undisturbed.

e. The community to be developed on the Site shall, at minimum, contain the following amenities:

(1) A clubhouse building;

(2) A swimming pool; and

(3) Passive open space areas.

f. The clubhouse and swimming pool amenities shall be completed prior to the issuance of a certificate occupancy for the 30th house to be constructed on the Site.

10. Protected Landscape Areas

a. Petitioner shall provide Protected Landscape Areas around the perimeter of those areas of the Site identified on the Technical Data Sheet. Unless otherwise indicated on the Technical Data Sheet, the Protected Landscape Areas shall be at least 20 feet wide. The Protected Landscape Areas are not included as part of the required rear yard for proposed lots. Protected Landscape Areas shall be maintained by a Homeowner's Association.

b. Protected Landscape Areas along the Site's frontage on McKee Road shall be at least 30 feet wide. .

c. Within the Protected Landscape Areas the Petitioner shall install four trees and twelve shrubs per 100 linear feet of Protected Landscape Area. All trees shall have a minimum caliper of 2 inches measured 6 inches above ground at the time of planting. At least 75% of the shrubs shall be evergreen and at least 2½ feet tall when planted with an average height of 5 to 6 feet to be expected as normal growth within four years. Where practical, Petitioner shall preserve vegetation within the Protected Landscape Areas, especially trees.

11. Trees

a. The Petitioner shall satisfy or exceed the Ordinance's requirement to provide a 20% Tree Canopy through a combination of preserved trees and new plantings as shown on the Rezoning Plan.

12. Architectural Commitments

a. Set out on Exhibit 8 are architectural perspectives that are intended to depict the general architectural style, character and elements of the front elevations of the one-family detached dwellings proposed to be developed on the Site. Accordingly, the front elevations of the proposed one-family detached dwellings to be developed on the Site shall be designed and constructed so that they are substantially similar in appearance to the schematic architectural perspectives in terms of their architectural style, character and elements.

b. The permitted exterior building materials for one-family detached dwellings shall be brick, synthetic stone, cementitious lap siding, board and batten siding and trim and solid synthetic or composite trim. Vinyl shall not be a permitted exterior building material, provided, however, that vinyl may be utilized on the soffits and the exterior railings and vinyl windows may be installed. Vinyl shutters and other exterior accent features are permitted.

c. The clubhouse building shall be compatible in appearance and quality to the one-family detached dwellings through the use similar building materials, colors, architectural features and styles. The permitted exterior building materials for the clubhouse building shall be face brick, cementitious lap siding, board and batten siding and trim and solid synthetic or composite trim. Vinyl shall not be a permitted exterior building material, provided, however, that vinyl may be utilized on the soffits and the exterior railings and vinyl windows may be installed. Vinyl shutters and other exterior accent features are permitted.

13. Signs

a. Signage for the community shall be governed by and shall comply with the Ordinance.

14. Lighting

a. The maximum height of any freestanding lighting fixture (including its base) installed within the parking areas located on the Site shall be 25 feet. All such free standing lighting fixtures shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cut-off angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards public streets and adjacent properties.

b. Any lighting attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed. "Wall-pak" type lighting fixtures may not be installed on the Site.

15. Storm Water

a. Development of the Site shall comply with the Town of Matthews Post Construction Storm Water
Ordinance and SWIM Buffer requirements.

16. Amendments to Rezoning Plan

a. Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the requirements of the Ordinance.

17. Binding Effect of the Rezoning Petition

a. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

b. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

LandDesign
223 N Graham Street Charlotte, NC 28202
V. 704.333.0325 F. 704.332.3246
www.LandDesign.com

STANDARD PACIFIC
Making You Right At Home™

1900 McKee Road
Rezoning Application
Standard Pacific Matthews, North Carolina
Development Standards

REVISIONS:

DATE: 06.28.13
DESIGNED BY:
DRAWN BY:
CHECKED BY:
Q.C. BY:
SCALE: NA
PROJECT #: 1012317

SHEET #:
RZ-3

CURRENT 2013-597
06-28-2013

Existing Tree Canopy

NOTES:
Existing Trees drawn using aerial photography. These will need to be drawn and verified by a surveyor.

Proposed Tree Canopy

100 0 100 200 400

CALCULATION OF TREE CANOPY AREAS

TLD - U = NLD
NLD X 20% = RTTC

TLD: Total Land Disturbance Area in sq. ft. (the entire identified site)
U: Any utility easements, road rights-of-way or other area allowed to be excluded*
NLD: Net Land Disturbance Area
RTTC: Required Total Tree Canopy

BASELINE SITE CALCULATIONS

TLD:	±81.33 acres
U:	(-) ±30.91 acres
NLD:	±50.42 acres
	(*) 20%
RTTC:	±10.08 acres Required

CALCULATION OF (U)

POWERLINE EASEMENT:	±12.58 acres
STREET RIGHT-OF-WAY:	±13.87 acres
STORMWATER FACILITIES:	±2.37 acres
EXISTING PONDS:	±1.14 acres
EXISTING STREAMS:	±.95 acres
U:	±30.91 acres

TOTAL TREE CANOPY CALCULATIONS

PRESERVED TREE CANOPY:	±0.58 acres
LANDSCAPE AREA TREE CANOPY:	±2.77 acres
STREET TREES PROVIDED (±400 TREES)**:	±18.36 acres
TOTAL TREE CANOPY:	±21.64 Acres (43%)

* NET ACREAGE DEFINITION FOR TREE SAVE CALCULATIONS:
Dedicated rights-of-way, to be dedicated rights-of-way, storm water facilities and easements that do no incorporate trees, utility easements, and existing ponds, lakes, or perennial streams may be subtracted from the total property area before the preservation requirements are calculated. See Sheet RZ-3 for calculations.

**STREET TREES:
Each large maturing tree that is newly planted, is calculated to provide 2,000 sq. ft. of tree canopy. Trees will be planted on each side of the right-of-way measured at a max. 40' o.c.

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Haviland Park
Rezoning Application
Standard Pacific Matthews, North Carolina
Tree Save Exhibit

REVISIONS

DATE: 04.28.13
DESIGNED BY:
DRAWN BY:
CHECKED BY:
QC BY:
SCALE: 1"=200'
PROJECT #: 10123.17

SHEET #:
RZ-4